

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2026/0245

DECISION DATE: 10 September 2026

DATE RECEIVED: 23/06/2026

APPLICANT:

Mr Stephen Dent
CWS Farms Ltd
Littlemoor Mill
Whalley Road
Clitheroe
BB7 1PW

AGENT:

Mr John Willcock
6 Vicarage Close
Clitheroe
BB7 2RN

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for the conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration.

AT: Fooden Hall Farm, Gisburn Road, Bolton by Bowland, BB7 4LS.

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development hereby permitted must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition.

- Location Plan Drawing No: 7314 L01

- Site Plan Proposed Drawing No: 31 REV D

- (Amended) Proposed Plans Drawing No: 32 REV B (received 26.08.2026)

- (Amended) Proposed Elevations Drawing No: 33 REV D (received 26.08.2026)

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and so that the Local Planning Authority shall be satisfied with the details.

- 3 The areas marked for demolition denoted by red hatching as shown on Existing Site Layout Drawing No: TRI-3318-01 shall be entirely demolished, the existing hardstanding made good and any leftover materials removed from the site prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual amenity to ensure the scheme is implemented as proposed.

- 4 All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, dimensions, glazing detail, moulding finish, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 5 All window/door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills and lintels shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 6 The roof lights as shown on (Amended) Proposed Plans Drawing No: 32 REV B (received 26.08.2026) and (Amended) Proposed Elevations Drawing No: 33 REV D (received 26.08.2026) shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 7 Samples or detailed specifications of any new roof slates to be utilised shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All such slates shall match the existing in appearance, size and quality. The works shall be carried out only in accordance with the agreed materials.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Buildings.

- 8 All external parts of flues and their associated fitments shall be coloured black / a dark matt finish and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 9 Samples or detailed specifications of the new rainwater and wastewater goods to be installed along with details of their proposed paint finish shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The submitted details shall include the method of fixing for any new rainwater and wastewater goods. The works shall be carried out only in accordance with the agreed rainwater and wastewater goods details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building.

- 10 Prior to the commencement of any of the re-pointing works hereby approved, a sample of the new mortar/pointing work is to be provided on site and subsequently agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building.

- 11 All works of the development hereby approved shall be carried out in accordance with the methodologies as specified in the submitted Conversion Works Method Statement. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools.

Reason: To preserve the special architectural and historic interest of the Listed Buildings.

- 12 No external lighting shall be installed on the dwellings hereby approved, or elsewhere within the site until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

- 13 Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

- 14 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling / building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.

- 15 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within paragraphs 4.10 - 4.29 (Recommendations) of the submitted ecological appraisal titled "Outbuildings at Fooden Hall Bat Report" (Document BOW17.1608) dated August 2024 carried out by Bowland Ecology.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

- 16 No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the buildings, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the building being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 3 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development
- 4 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
- 5 Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.